

**Enclave at Sun Canyon HOA
2020 Operating Budget**

	2019 Actuals	2019 Budget	Variance	% CHG	2019 Actuals	2020 Budget	Variance	% CHG
Income								
Association Fee Income								
40100-Member Dues	230,630	223,880	(6,750)	-3.02%	230,630	249,343	18,713	8.11%
Total for 40000-Association Fee Income	230,630	223,880	(6,750)	-3.02%	230,630	249,343	18,713	8.11%
45000-Other Income								
45150-Interest Income Reserve	12	-	(12)	0.00%	12	-	(12)	-100.00%
45200-Finance Charges / Late Fees	-	-	-	0.00%	-	8,356	8,356	0.00%
45275-Reinvestment/Transfer Fees	14,500	20,000	5,500	27.50%	14,500	15,000	500	3.45%
Total for 45000-Other Income	14,512	20,000	5,488	27.44%	14,512	23,356	8,844	60.94%
Total Income	245,142	243,880	(1,262)	-0.52%	245,142	272,699	27,557	11.24%
Expense								
50000-General & Administration								
50200-Bank Fees	176	60	116	193.62%	176	180	4	2.17%
50300-Legal and Professional Fees	7,540	5,000	2,540	50.80%	7,540	3,750	(3,790)	-50.27%
50450-Accounting	7,500	7,500	-	0.00%	7,500	7,900	400	5.33%
50505-Holiday Décor	4,100	4,100	-	0.00%	4,100	4,200	100	2.44%
50480-Board of Director Expense	546	-	546	0.00%	546	560	14	2.48%
50495-Miscellaneous	38	-	38	0.00%	38	-	(38)	-100.00%
50520-Licenses/Fees/Dues	910	580	330	56.90%	910	910	-	0.00%
50525-Management Fees	13,018	12,788	230	1.80%	13,018	13,064	46	0.35%
50540-Postage	117	50	67	133.50%	117	120	3	2.78%
50550-Insurance	23,243	27,647	(4,404)	-15.93%	23,243	24,120	877	3.77%
Total for 50000-General & Administration	57,188	57,725	(537)	-0.93%	57,188	54,804	(2,384)	-4.17%
60000-Repairs & Maintenance								
60025-Maintenance Wages	24,125	25,000	(875)	-3.50%	24,125	24,500	375	1.55%
60030-Contract Services	2,636	8,675	(6,039)	-69.62%	2,636	2,700	64	2.44%
60100-Landscape Wages	13,550	14,000	(450)	-3.21%	13,550	14,000	450	3.32%
60105-Landscape Contract	11,996	13,000	(1,004)	-7.73%	11,996	15,425	3,429	28.59%
60133-Lighting Repair Contractor	900	1,800	(900)	-50.00%	900	915	15	1.67%
60153-Building Exterior Repairs Contractor	5,621	19,000	(13,379)	-70.41%	5,621	5,750	129	2.29%
60200-Roof Repair Wages	1,313	3,000	(1,688)	-56.25%	1,313	1,350	38	2.86%
60205-Roof Repair Contractor	3,100	7,000	(3,900)	-55.71%	3,100	3,100	-	0.00%
60260-Snow Removal Wages	3,325	2,000	1,325	66.25%	3,325	2,500	(825)	-24.81%
60265-Snow Removal Contractor	25,919	18,330	7,589	41.40%	25,919	21,000	(4,919)	-18.98%
60450-Pest Control	525	-	525	0.00%	525	525	-	0.00%
Total for 60000-Repairs & Maintenance	93,009	111,805	(18,796)	-16.81%	93,009	91,765	(1,244)	-1.34%
61000-Supplies								
61100-Supplies-Building	490	-	490	0.00%	490	600	110	22.44%
61120-Supplies-Grounds/Parking	441	-	441	0.00%	441	626	185	41.93%
61160-Supplies-Paint	67	-	67	0.00%	67	300	233	345.70%
61180-Tool Supplies	114	-	114	0.00%	114	-	(114)	-100.00%
Total for 61000-Supplies	1,112	-	1,112	0.00%	1,112	1,526	414	37.18%
66000-Utilities								
66200-Electric	5,381	5,500	(119)	-2.17%	5,381	5,542	161	3.00%
66800-Water	18,507	18,850	(343)	-1.82%	18,507	19,062	555	3.00%
Total for 66000-Utilities	23,888	24,350	(462)	-1.90%	23,888	24,604	717	3.00%
90000-Future Reserve Accrual								
Total Expense	205,197	223,880	(18,683)	-8.35%	205,197	272,699	67,502	32.90%
Excess (Deficiency) of Revenues over Expenses	39,945	20,000	17,421	87.11%	39,945	(0)	(39,945)	

Enclave at Sun Canyon HOA Capital Budget 2020

ID #	Component Name	Useful Life	Remaining	Estimated	2019 ACTUALS	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
		(yrs)	Useful Life	Replacement		Cost	2020	2021	2022	2023	2024	2025	2026	2027
104	Balcony Decking - Seal	4	2	11,400		6,000	6,094			6,500	6,500		15,321	
105	Balcony Decking - Resurface	24	22	53,200										
202	Asphalt - Seal/Repair Parking Lots - 4 Spots	4	2	10,000	2,000	12,000				11,941			13,439	
321	Landscape Lights - Replace	5	3	3,150			3,442					3,990		
324	Exterior Lights - Replace	15	13	20,000										
403	Mailboxes - Replace	20	18	4,950										
700	Unit Placards - Replace	25	23	4,000										
701	Entry Doors - Replace	25	23	37,500										
702	Garage Doors - Replace	25	23	70,000										
703	Glass/Metal Doors - Replace	25	23	67,500										
1003	Irrigation Controllers - Replace	12	10	3,750									5,040	
1107	Metal Railings - Repaint	4	2	11,100		6,000	5,766			6,750	6,750		14,917	
1115	Metal Siding - Replace	30	28	20,300										
1127	Wood Surfaces - Paint (A)	2	0	38,500										
1127	Wood Surfaces - Paint (B)	5	3	21,600		80,000	68,000	69,020	70,055	71,106	72,173	73,255	74,354	75,469
1128	Wood Surfaces - Partial Replace	15	13	17,050										
1130	Window/Door Caulking - Replace	25	23	76,500										
1250	Snowmelt Systems - Replace	30	28	196,500										
1301	Green Roofing - Replace	40	38	77,000										
1308	Metal Seam Roof - Replace	30	28	84,750										
1309	Built-Up Roof - Replace	18	16	108,000										
1705	Planters - Waterproof	20	18	6,000										
1901	Panels - Replace	15	13	5,250										
	Bridge			80,000		80,000								
	Landscape Projects			20,000		20,000								
					2,000	204,000	83,302	69,020	70,055	96,297	85,423	77,245	74,354	124,186
Anticipated Beginning Capital Balance Assumes Bad Debt W/O					79,128	147,073	43,073	61,771	96,791	132,856	144,803	169,788	205,159	245,673
Actual / Budgeted Reserve Placement					30,000	100,000	102,000	104,040	106,121	108,243	110,408	112,616	114,869	117,166
Special Assessment														
Excess Revenues over Expenses elected to be transferred to reserve					39,945									
Budgeted Capital Expenses (from above)					(2,000)	(204,000)	(83,302)	(69,020)	(70,055)	(96,297)	(85,423)	(77,245)	(74,354)	(124,186)
Anticipated Ending Capital Balance					147,073	43,073	61,771	96,791	132,856	144,803	169,788	205,159	245,673	238,653
Fully Funded Reserve Balance					219,666	261,465	317,999	329,799	429,025	481,524	550,771	616,139	687,477	752,704
Coverage					67.0%	16.5%	19.4%	29.3%	31.0%	30.1%	30.8%	33.3%	35.7%	31.7%

Painting Schedule	2020	2021	2022	2023	2024	2025	2026	2027	2028
Unit #'s	17/18	30	13/14						
	34/35	28/29	15/16						
	32/33	26/27	19/20						
	31	24/25	21/22						